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Building Committee Minutes 08-22-2000

TUESDAY, AUGUST 22, 2000

PRESENT: John Cole, Chairman Kathleen Donovan
 William Shea, Vice Chairman Robert Juusola
 Richard Bento Donald Marquis
 Thomas Caccavaro Martin Thrope

ABSENT: Charles Stretton

PARTICIPANTS: Dick Madonia, Project Manager
 Richard O'Dwyer, ICON Architecture
 John Britt, Arlington Public Schools
 Joshua Roth (Star Gazing)
 Mr. Hamparian (Stowecroft Road)

CALL TO ORDER: 7:30 p.m.

"STAR GAZING" – LIGHTING ISSUES – J. ROTH

The purpose of Mr. Roth's presentation to the committee was to urge the committee to consider lighting and its affect upon adjacent open spaces and neighborhoods as each school is built. He felt that unshielded lighting creates an industrial look which could diminish the value of a neighborhood. He spoke about possible solutions including the use of energy-efficient bulbs that generate much light and pole-mounted "shoe box" lights. Several publications on basic lighting concepts were distributed to the committee.

Mr. Roth noted that he was currently working with Nanci Blasi, Outdoor Science Coordinator for the school department, on monthly astronomy activities.

Mr. Marquis indicated that the town had advertised for bids to maintain all the street lights which were recently taken over from Boston Edison. He welcomed any thoughts Mr. Roth might have about appropriate lighting for the town's street lights.

The Chairman referred any recommendations on lighting for the school buildings to the architects.

BISHOP UPDATE – D. MADONIA/R. O'DWYER

- Progress continues at the Bishop. Because the School Department is not comfortable with the half doors being installed in the kindergarten bathrooms, installation will stop on those doors. Mr. O'Dwyer will obtain a sketch and a change order proposal from the contractor for the doors.
- Thursday is scheduled for work on the final punch list. Mr. O'Dwyer is in touch with the Building Inspector daily. As soon as the punch list is done, the Building Inspector will be contacted about the occupancy permit.
- During a recent rainstorm, there was some flooding in the lower area of the building on the Stowecroft Street side caused by a back up of the storm drain. Mr. Bento said the problem is due to the drain in the street which is under capacity. Mr. Bento will meet with Mr. Ceurvels tomorrow and will recommend putting a gasket on the door jam to seal it. A long-term solution will have to be pursued for the drain in the street.
- Mr. Britt was told that all furniture would be in by this week.
- The building walk-through will probably take place on Thursday at 12:30 p.m.

Proper lighting and the poor condition of the fence on the Stowecroft side of the building which separates the sidewalk from the park were concerns of Mr. Hamparian of 47 Stowecroft Road. He said that wires stick up out of the fence and that the fence is rusty. For safety reasons, he noted that the sidewalks should be extended down to Sorenson Court. Mr. Bento will investigate and report back to Mr. Hamparian.

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HARDY UPDATE – D. MADONIA/R. O'DWYER

- The asbestos removal is progressing.
- The boilers have been cleaned of asbestos, demolished, and removed.
- The new boilers are on the job and should be installed next week.
- Some asbestos was discovered under the chalk boards. The hygienist is treating it. It's being removed on a price-per-foot basis.

On potential change order items:

- Window Survey – Mr. O'Dwyer has not gotten it underway as yet. It has been his experience that the existing windows are basically sound. He might suggest refinishing them so that they are uniform with the rest of the school. He could ask for a price to have windows washed and refinished.
- Cabinet Survey – There are only two cabinets that have to be completely removed. There are multiple cabinets with bases that have asbestos. The contractor will try to work over it. They receive regular updates by the hygienist.
- Roof – The current warranty is through 2003. Provided the roof is inspected by a Firestone technician and upgrades are done, the warranty can be extended another five years. On the older section of the building, there is no way to extend the warranty. Thompson & Lichtner will evaluate that portion of the roof on Thursday.
- Green Wainscoting – This item does not have to be addressed at this time.

At Mr. Thrope's suggestion, Mr. O'Dwyer will coordinate a tour of the Hardy in conjunction with a tour of the Bishop which will probably take place some time during the middle to the end of September.

Storm drain connections:

- There are two options that are being priced by Bonfatti along with any credits that may be due. Mr. Bento said that Option "B" would be his preference, but he would want to measure that against the cost.

BRACKETT PLAY EQUIPMENT INVOICE

Because there was not enough room to reinstall the equipment, the old play equipment is still stored in a corner of the Brackett playground. The Superintendent will see if there is a place on one of the other school properties where it can be installed.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve the final payment to Liberty Site Work for the Brackett playground equipment in the amount of \$18, 625.16**. ROLL CALL VOTE: Unanimous

COMMITTEE REORGANIZATION ISSUES

- Quality Control Issues - Mr. Juusola, Mr. Stretton, and Mr. Madonia will meet with DRA to review Mr. Madonia's suggestions/recommendations as outlined in his report to the committee.
- Finance Sheet - Mr. Thrope will prepare for the next meeting.

REMAINING SCHOOL PROJECTS

On a **MOTION** by Mr. Shea and seconded by Mr. Thrope, it was VOTED that, in order to preserve as much time as possible, the Town Purchasing Agent be asked to start work to draw up Requests for Proposals for the Stratton and Thompson Schools so that after the School Committee votes to initiate the design process on those schools the PTBC will be prepared to go out to bid as soon as possible on those projects. VOTE: Unanimous

MEETING DATES

Upcoming meetings will take place on September 19, October 3, 17, 30 (instead of 31), November 7, 21, December 5, 19, 2000. Mr. Thrope noted that if meetings were added that they be scheduled so that those

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who participate in the School Committee meetings can participate at PTBC. His preference was for a different day from Tuesday (or to meet at an earlier time on Tuesday evening).

INVOICE

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve the Geotech invoice in the amount of \$929.63 for Hardy density testing**. ROLL CALL VOTE: Unanimous

It was noted that the demand for direct payment for T. R. White for the painting contract would be given to Town Counsel.

APPROVAL OF MEETING MINUTES

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve the Minutes of the PTBC meeting of August 8, 2000**. VOTE: 8-0-1 (Mr. Juusola abstained)

BOSTON GAS

Mr. Shea will submit specifications for the Peirce and the Dallin Schools to the Boston Gas Company in an effort to see if the town can receive a subsidy allowance on the boilers for those schools. He said that Boston Gas will also contribute to the computer control for the heating system.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Marie Carroll